



**VICINITY MAP**  
**NEGATIVE DECLARATION NO. 2010-006**  
**(MAGNOLIA OIL STORAGE TANKS DEMOLITION)**

[illegible]

THE UNDERSIGNED BEING A REGISTERED SURVIVOR OF THE STATE OF CALIFORNIA HEREBY CERTIFIES THAT TO AND FOR THE SOUTHERN CALIFORNIA EDISON COMPANY, / S STEWART TITLE OF CALIFORNIA, INC. AND EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AS OF THE DATE BELOW, IS AS FOLLOWS:

A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13  
AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 24  
TOWNSHIP 6 SOUTH, RANGE 11 WEST, S.B.M.

THE PROPERTY HAS DIRECT ACCESS TO DEDICATED PUBLIC STREETS OR HIGHWAYS AS SHOWN HEREON.

SEE SHEET 9 OF 11 FOR ADDITIONAL DOCUMENT NO. 17 EXEMPTED PLOTTING, EASES AND OUTCUTS.

[100.000] DONATES RECORD DATA PER RS 43.7

[100.000] DONATES RECORD DATA PER RS 74.71

[100.000] DONATES RECORD DATA PER RS 97.50

[100.000] DONATES RECORD DATA PER RS 97.50

CHILDS' DONATES DEED CALL PER REFERENCED DOCUMENT

SEE SHEETS 9 OF 11 AND 10 OF 11 FOR STATE AND COUNTY SURVEY STUDY MAPS.

8.	THE PROPERTY HAS DIRECT ACCESS TO DESIGNATED PUBLIC STREETS OR HIGHWAYS AS SHOWN HEREON.	
	SEE SHEET "J" OF "J.I. FOR ADDITIONAL DOCUMENT #67. (CADDEN) FUTURE LOADS AND OUTCAMES.	
9.	[100000] DENOTES RECORD DATA PER RES 43/71.	
	[100007] DENOTES RECORD DATA PER RES 14/71.	
10.	[100007] DENOTES RECORD DATA PER RES 14/71/25.	
	[100007] DENOTES RECORD DATA PER RES 14/71/25.	
11.	SEE SHEETS 9 OF 11 AND 10 OF 11 FOR STATE AND COUNTY SETBACK STUDY MAPS.	
	SEE SHEETS 9 OF 11 AND 10 OF 11 FOR STATE AND COUNTY SETBACK STUDY MAPS.	
<b>FUND. MONUMENTATION</b>		
1	GPS AT 5000, TO 1 1/2" MAG. STAMPED SEE 11/85, CL. INT.	
2	GPS AT 5001, TO 2" W/ NAIL & TAC IN 0.95" IN HIG. WELL. MON. CL. INT.	
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7	GPS AT 5006, TO 5/4" CL. INT.	
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TITLE	SHEET	NO.
TITLE SHEET	1	1
TITLE INFORMATION MAP		2
REVISED PRELIMINARY REPORT INFORMATION MAP		3
50 SCALE TOPOGRAPHIC DRAWINGS		4-B
STATE SEISMIC ZONE MAP		9
COUNTY SEISMIC MAP		10
2000000:1 MAP		11

5/16/2001

NAME MICHAEL A. FORKERT  
L.S. # P.L.S. 5662



**PREPARED BY:**  
**LEE**  
**FORBENT ENGINEERING & SURVEYING, INC.**  
28311 BROOKHURST ST. SUITE 1  
KONTAKTION BEACH, CALIFORNIA 92548  
PHONE (714) 965-7765 FAX (714) 965-7704

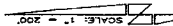
RECORDED OWNER:	FEB. 20 1942	DATE.
SOUTHERN CALIFORNIA EDISON COMPANY		
2244 WALNUT GROVE AVENUE		
P.O. BOX 800		


1 OF 11  
ZONING MAP  
SOUTHERN CALIFORNIA EDISON  
HUNTINGTON BEACH  
GENERATING STATION

ATTACHMENT NO. 2.1

## GENERAL SITE INFORMATION

ZONE 4 AS DETERMINED FROM YARIF  
11U, 10.2 "SEISMIC ZONE MAP"  
OF THE UNITED STATES". UNIFORM BOOK  
CODE BOOK.



PREPARED BY:  FORESTRY ENGINEERING & SURVEYING, INC. 2331 BROADWAY ST., SUITE 1 KIRKPATRICK PARK, CALIFORNIA 95444 PHONE (714) 864-7810 FAX (714) 864-7828	SOUTHERN CALIFORNIA Edison HUNTINGTON BEACH GENERATING STATION ORANGE COUNTY	2 OF 11
RECORDING OWNER: SOUTHERN CALIFORNIA Edison COMPANY 2344 MALIBU CREEK AVENUE P.O. BOX 800 ROSEMEAD, CALIFORNIA 91770	TEL. NO. 544-42	DATE 5/4/2001

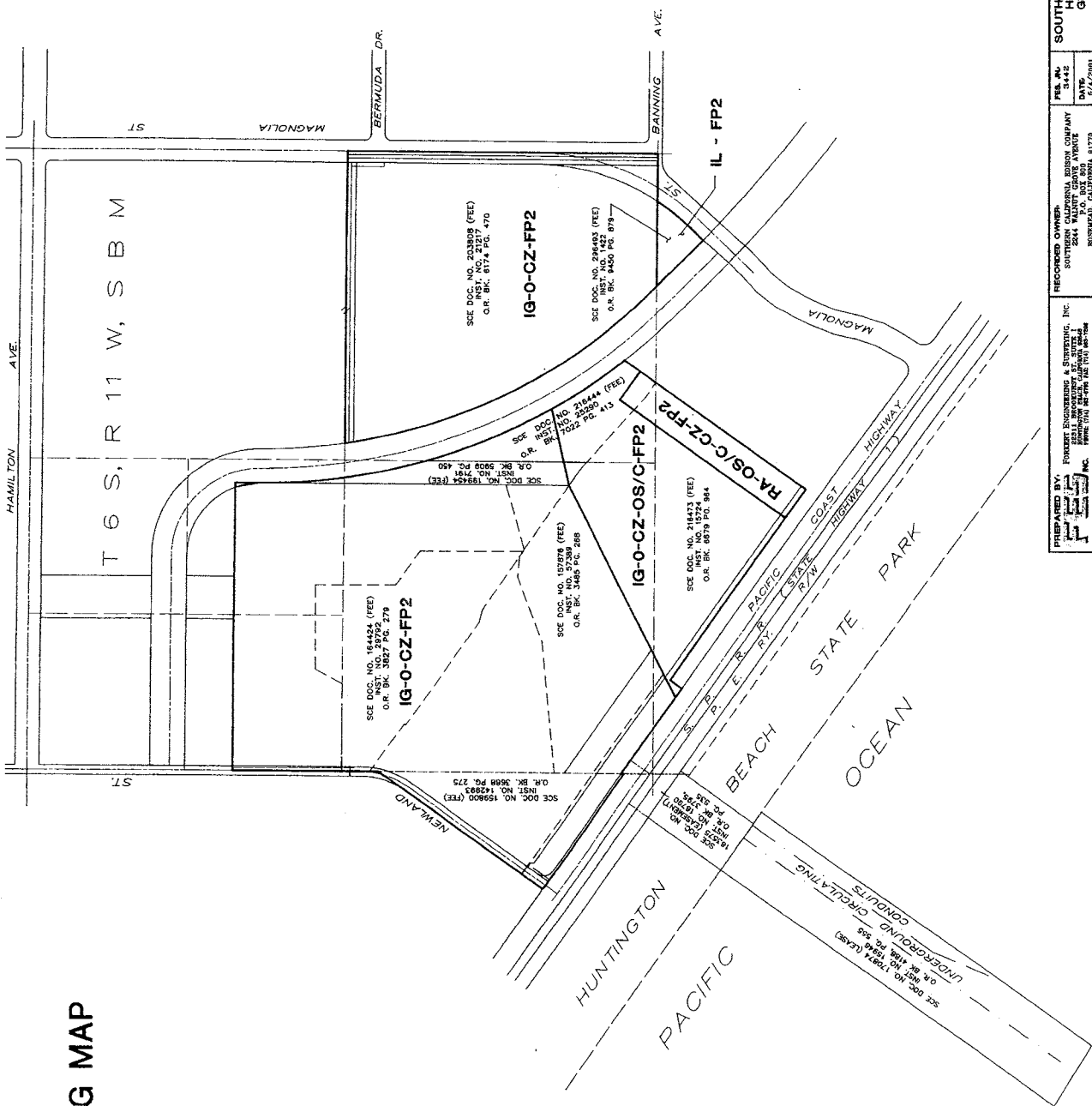
# ZONING MAP

## ZONING

IG - O - CZ - FP2  
 RA - O - CZ - OS/C - FP2  
 IG - O - CZ - FP2

- IG - GENERAL INDUSTRIAL AND LANDING AREA
- RA - RECREATION AND AMUSEMENT
- OZ - OFFICE AND PROFESSIONAL SERVICE
- CZ - COMMERCIAL CENTER
- FP2 - FLOODPLAIN OVERLAY
- OS/C - OVERLAY SUBDISTRICT
- RA - RECREATION AND AMUSEMENT
- IL - LIMITED INDUSTRIAL

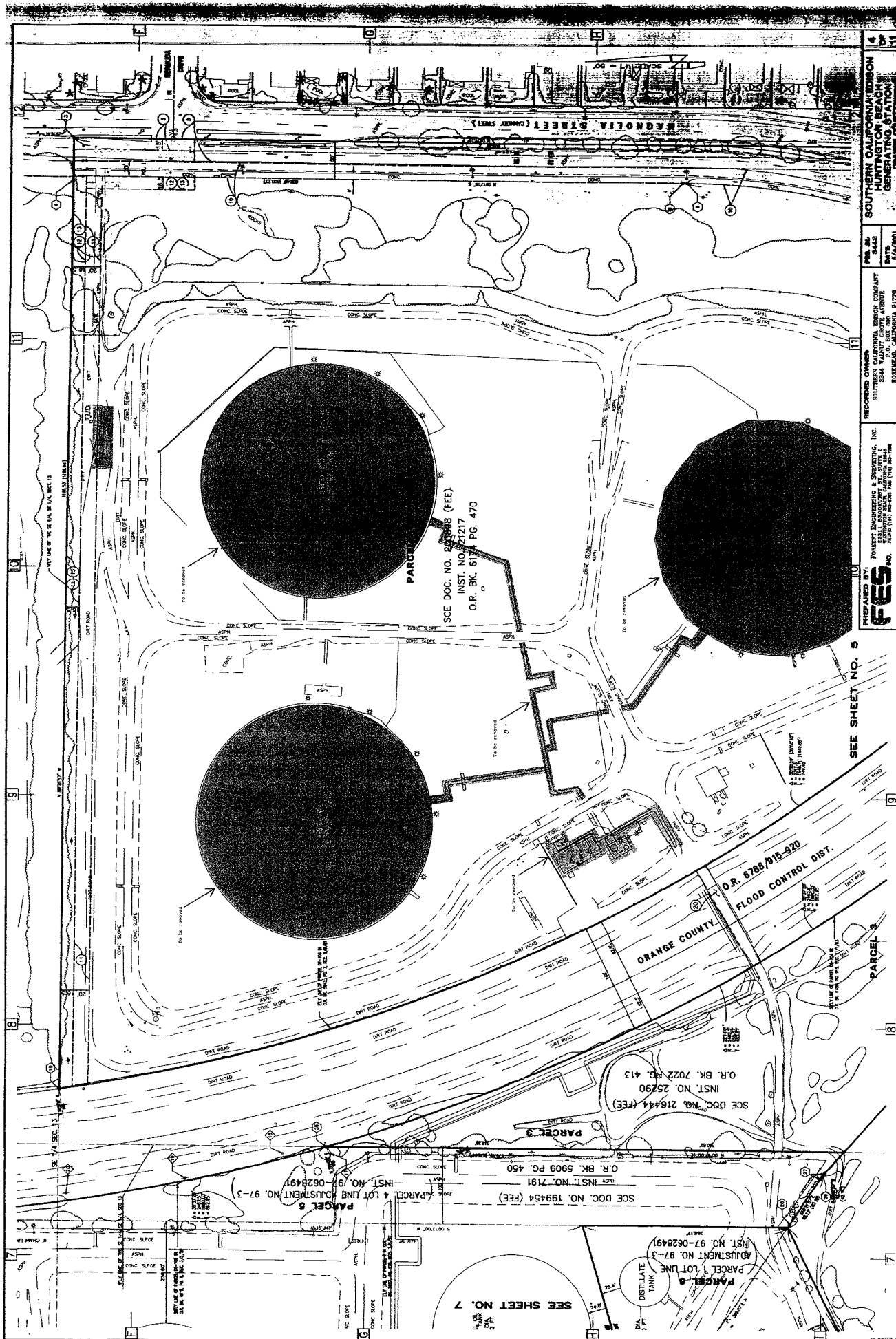
SETBACKS SET FORTH IN THE  
 APPLICABLE ZONING ORDINANCE  
 SHALL BE MAINTAINED AT ALL TIMES  
 UNLESS OTHERWISE SPECIFIED  
 REAR YARD MINIMUM IS 10' - 0"



SCALE: 1" = 200'

PREPARED BY: FISHER ENGINEERING & SURVEYING, INC. 10000 WILSON AVENUE, SUITE 100 HUNTINGTON BEACH, CA 92646 TEL: (714) 835-1111 FAX: (714) 835-1112	RECORDED OWNER: SOUTHERN CALIFORNIA EDISON P.O. BOX 800 HUNTINGTON BEACH, CA 92646 TEL: (714) 835-1111	FEL. NO. 3442 DATE 7/7/2001	11 SOUTHERN CALIFORNIA EDISON HUNTINGTON BEACH GENERATING STATION GRAND COUNTY
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PREPARED BY: **FES** ENGINEERING & SURVEYING, INC.  
 2244 WALTON AVENUE  
 ROSEMEAD, CALIFORNIA 91770  
 PHONE (714) 825-1111 FAX (714) 825-1112  
 RECOMMENDED OWNERS:  
 SOUTHERN CALIFORNIA Edison  
 HUNTER VALLEY  
 GENERATING STATION  
 4  
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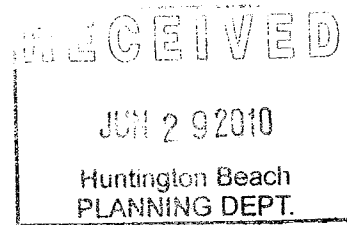








**Plains All American L.P.  
Huntington Beach Facility  
AST Removal Scope**



**1.0 INTRODUCTION**

**1.1 PURPOSE OF THE DEMOLITION WORK PLAN**

Plains All American L.P. (PAALP) has prepared this Demolition and Removal Plan, hereafter referred to as the "Work Plan", for the purpose of providing a general description of demolition and removal procedures, which PAALP will be implementing during the on-site activities at the Huntington Beach AST Facility Demolition Project.

**1.2 SITE LOCATION AND DESCRIPTION**

The Huntington Beach AST Facility is located at 21845 and 22011 Magnolia Ave. in the City of Huntington Beach, CA. The facility is located on approximately 41 acres of land owned by PAALP. The structures consist of the following:

**Table 1  
Huntington Beach Pump Station – Tank Description**

Tank ID	Contents	Tank Volume (bbls)	Tank Dimensions
T1	Crude Oil	444,089	Diameter: 300' Height: 40'
T2	Crude Oil	406,766	Diameter: 300' Height: 40'
T3	Crude Oil	444,976	Diameter: 300' Height: 40'

**1.3 GENERAL WORK ACTIVITY OVERVIEW**

The work covered under this Work Plan will be conducted in a sequential manner, with some activities being conducted concurrently with others. Demolition work will be performed in accordance with Cal OSHA, SCAQMD rules, the requirements of PAALP and the City of Huntington Beach. Depending upon site and other unknown conditions, PAALP general sequence of demolition activities may require alteration at any given time. A summary of the general sequence for the work activities is outlined as follows:

- Pre-construction activities and site mobilization
- Pre-Demolition Survey of each building
- Verification of utility disconnects and isolations by others
- Demolition of existing buildings
- Haul off of all building components to proper off site facilities.

**1.4 PERSONNEL HEALTH & SAFETY**

PAALP considers safety and the prevention of accidents an integral part of its operation. Under Federal, State and local laws, PAALP is responsible to provide a safe working environment, to protect life, health and safety of its employees and subcontractor's

personnel. Although providing safe working conditions is primarily a management responsibility, safety and accident prevention can be accomplished only through coordinated efforts of all employees and subcontractor personnel. It is the policy of PAALP for this project as with all of our projects, that if the task or service being undertaken cannot be done safely, that work is to be stopped until proper controls can be established.

PAALP will hold daily tailgate meetings for its employees prior to work commencement. Additionally, PAALP will require that subcontractors be required to hold similar daily tailgate meetings covering their respective portion of the work. These meetings are designed to discuss the projected work schedule and prepare each worker for any potential hazards associated with the work activities. A copy of the daily or weekly safety meeting logs will be maintained onsite at all times. All personnel attending the safety meeting will be required to sign the safety-meeting log upon completion of the tailgate safety meeting. During the tailgate meetings, personnel will be reminded of site conditions and are encouraged to participate with health and safety concerns.

At the conclusion of the project copies of all daily activities will be presented in a final report to PAALP for distribution to relevant parties.

## 2.0 DEMOLITION ACTIVITIES

Prior to commencement of demolition, a thorough walk through and evaluation of the structures will be conducted to confirm that all appropriate measures have been completed to ensure that the area is ready for commencement of demolition activities. A Pre-Demolition Survey will be completed and filed in the PAALP field office or with the PAALP site manager. A copy of the Pre-Demolition survey will be provided to PAALP for as needed distribution to the Team.

In general, the tasks will include a wide variety of procedures. The most important aspect in the development of these procedures will be the safe conduct of the work. PAALP procedures will limit the use of labor to the most controlled and safe conditions and rely upon mechanized means of removal wherever possible. Excavators equipped with concrete breakers, concrete munchers, grapples, and other modern hydraulic demolition tools and attachments will be utilized. Wherever possible, large structures will be removed to ground level using mechanized means. Subsequent sizing of scrap materials such as steel and rebar and other material processing activities will take place at grade level, hauled off site and recycled accordingly.

General building/structure demolition will be conducted in a manner that does not interfere with or encroach upon the existing surrounding pedestrian and vehicular traffic during normal activities. PAALP currently maintains perimeter fencing around the project site and all construction work will be conducted within the confines of the site fencing. Depending upon site and structure conditions, alternative methods of demolition and alternative types of equipment may be used to ensure the safest and most efficient means of operation.

RFI's will be issued as needed if questions or scope issues arise during the course of the demolition activities. Field activities related to any RFI's will not occur until an appropriate answer has been provided.

## 2.1 PRE-STRUCTURAL DEMOLITION ACTIVITIES

PAALP will perform salvage operations in accessible areas where the power has been isolated while the soft demolition and remaining clean up activities are going on. PAALP will use Bobcat skid steer loaders and hand labor to remove all soft debris that is not easily separated from the concrete and steel material. After much of the soft debris is removed PAALP will commence the abatement activities and then resume with additional salvage demolition until the structures cleaned out of all soft demolition debris.

## 2.2 GENERAL STRUCTURE DEMOLITION

PAALP will utilize excavators, cranes and track loaders equipped with special demolition attachments (i.e. hydraulic breakers, concrete crushing, hydraulic shears, and grapples) to demolish the existing structures. The use of PAALP excavators, which can reach up to 36 feet, greatly reduces the need for demolition personnel to work at elevated heights, increases the efficiency of the demolition process, and allows a more controlled operation than conventional crane and ball wrecking procedure. The excavators will progress in an East to West fashion and continue the breaking in a top-down manner. As demolition progresses, concrete and steel debris will be cleared with excavators and relocated to the designated debris pile locations. The concrete debris will be sized into manageable pieces and hauled off site for recycling or disposal.

## 2.3 DEMOLITION OF CONCRETE STRUCTURES

Concrete demolition will consist primarily of removal of slabs, stub walls and footings. PAALP will use excavators to demolish the concrete down to slab or adjacent grade elevation. Track loaders may assist with debris removal, processing, stockpiling and loading.

## 2.4 FERROUS AND NON-FERROUS METALS RECYCLING

During demolition of the existing building structure, PAALP will process the demolition debris to recycle as much metal material as possible. Structural steel framing, metal roofing and siding, reinforcing steel in concrete, copper tubing, electrical cable, electrical gear, controls etc., will be separated prior to the demolition as much as possible. All metal materials recycled as part of this project will be documented with weight tickets which will be provided with each application for payment. These materials will be hauled to the following recycling facilities: Each of these facilities is well aware of the potential lead on various metal components. A letter acknowledging this will be provided from the facility.

## 2.5 CONCRETE AND ASPHALT RECYCLING

Clean concrete debris from the demolition activities will be stockpiled and then shipped off for re-cycling. All concrete and asphalt that is hauled off the project site will be recycled or disposed of (depending on classification). Documentation of the process will be provided upon completion of the project.

## 2.6 DEMOLITION DEBRIS DISPOSAL

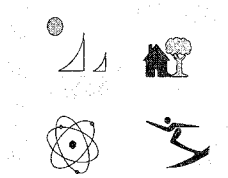
All demolition debris that will not be recycled or disposed of as a controlled waste by PAALP will be loaded into semi-end dumps and hauled to a disposal facility for further recycling or landfilling. The end dumps will be covered prior to leaving the site. The requirement of this contract in accordance with California Assembly Bill 75 is that 50% by weight of the construction and demolition debris be diverted from landfills by a combination of recycling and re-use.

## 2.7 DUST CONTROL

Dust control will be considered an important part of the overall project. PAALP will utilize a water trucks and/or fire hose attached to a local hydrant during demolition operations. PAALP will direct a localized fine water spray to the source of demolition activities, as required, thereby reducing airborne dust particles. To minimize the run-off of water, the water supply will be used only when necessary. A proper backflow device will be installed at the hydrant locations we utilize.

## 2.8 SWPPP

PAALP will maintain any SWPPP measures that have been installed as well as maintain the requirements of the Notice of Intent once filed. Once PAALP work is completed future contractors will maintain the SWPPP measures.



# City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

## DEPARTMENT OF PLANNING AND BUILDING

[www.huntingtonbeachca.gov](http://www.huntingtonbeachca.gov)

Planning Division

714.536.5271

Building Division

714.536.5241

October 20, 2010

Grey Martz, WGR Southwest  
11021 Winner Circle Ste. 101  
Los Alamitos, CA 90720

**SUBJECT: ENVIRONMENTAL ASSESSMENT NO. 2010-007; COASTAL DEVELOPMENT PERMIT NO. 2010-011 (MAGNOLIA OIL STORAGE TANKS DEMOLITION AND PIPELINE REMOVAL) – 21845 MAGNOLIA STREET PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Mr. Martz,

In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation.

It should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Zoning Administrator. Please note that if the design of your project or site conditions change, the list may also change.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at [hbeckman@surfcity-hb.org](mailto:hbeckman@surfcity-hb.org) or 714-374-5317 and/or the respective source department (contact person below).

Sincerely,

HAYDEN BECKMAN  
Planning Aide

Enclosures

cc: Steve Bogart, Senior Civil Engineer – 714.374.1692  
Eddie Lee, Plan Checker II – 714.374.1538  
Darin Maresh, Fire Development Specialist – 714.536.5531  
Herb Fauland, Planning Manager  
Project File

ATTACHMENT NO. 4.1



# HUNTINGTON BEACH PLANNING & BUILDING DEPARTMENT PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** October 13, 2010

**PROJECT NAME:** MAGNOLIA OIL STORAGE TANKS DEMOLITION AND PIPELINE REMOVAL

**PLANNING APPLICATION NO.** 2010-0136

**ENTITLEMENTS:** COASTAL DEVELOPMENT PERMIT NO. 2010-011;  
ENVIRONMENTAL ASSESSMENT NO. 2010-007

**DATE OF PLANS:** JUNE 29, 2010

**PROJECT LOCATION:** 21845 MANOLIA STREET, 92646 (NORTHWEST OF BANNING AVENUE AND MAGNOLIA STREET)

**PLAN REVIEWER:** HAYDEN BECKMAN, PLANNING AIDE

**TELEPHONE/E-MAIL:** (714) 374-5317 / HBECKMAN@SURFCITY-HB.ORG

**PROJECT DESCRIPTION:** CDP: TO PERMIT THE DEMOLITION OF THREE EXISTING 40' HIGH OIL STORAGE TANKS AND REMOVAL OF ANCILLARY TRANSFER PIPING ON A SITE LOCATED WITHIN THE COASTAL ZONE. EA: TO REVIEW THE ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE DEMOLITION OF THREE EXISTING 40' HIGH CRUDE OIL STORAGE TANKS AND REMOVAL OF ANCILLARY TRANSFER PIPING FROM AN EXISTING OIL STORAGE FACILITY.

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Zoning Administrator in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

## COASTAL DEVELOPMENT PERMIT NO. 2010-007:

1. The Development Services Departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning may approve minor amendments to plans and/or conditions of approval as appropriate based on changed

circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18.

2. Coastal Development Permit No. 2010-011 shall not become effective until the ten working day appeal period has elapsed for Coastal Development Permits. For projects in the **appealable area** of the coastal zone, there is an additional ten working day appeal period that commences when the California Coastal Commission receives the City's notification of final action. **(HBZSO SECT. 245.24)**
3. Coastal Development Permit No. 2010-011 shall become null and void unless exercised within one year of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Department a minimum 30 days prior to the expiration date. **(HBZSO SECT. 245.36)**
4. The Zoning Administrator reserves the right to revoke Coastal Development Permit No. 2010-011 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs. **(HBZSO SECT. 249.06)**
5. The project shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein.
6. Demolition activities shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Demolition shall be prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**





## **HUNTINGTON BEACH FIRE DEPARTMENT**

### **PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** OCTOBER 19, 2010

**PROJECT NAME:** MAGNOLIA OIL TANK REMOVAL

**ENTITLEMENTS:** COASTAL DEVELOPMENT PERMIT NO. 2010-011; ENVIRONMENTAL ASSESSMENT NO. 2010-007 (HUNTINGTON BEACH PUMP STATION OIL STORAGE TANK AND PIPING DEMOLITION AND REMOVAL)

**PROJECT LOCATION:** 21845 MAGNOLIA, HUNTINGTON BEACH, CA

**PLANNER:** HAYDEN BECKMAN, PLANNING AIDE

**TELEPHONE/E-MAIL:** (714) 374-5317/ [hbeckman@surfcity-hb.org](mailto:hbeckman@surfcity-hb.org)

**PLAN REVIEWER-FIRE:** DARIN MARESH, FIRE DEVELOPMENT SPECIALIST

**TELEPHONE/E-MAIL:** (714) 536-5531/ [dmaresh@surfcity-hb.org](mailto:dmaresh@surfcity-hb.org)

**PROJECT DESCRIPTION:** TO PERMIT THE DEMOLITION AND REMOVAL OF THREE (3) EXISTING 40 FOOT TALL BY 300 FOOT DIAMETER OIL STORAGE TANKS AND ANCILLARY TRANSFER PIPING. UPON DEMOLITION AND REMOVAL THE SITE WILL REMAIN VACANT.

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The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated July 8, 2010. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: DARIN MARESH, FIRE DEVELOPMENT SPECIALIST.

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**PRIOR TO DEMOLITION, GRADING, SITE DEVELOPMENT, ISSUANCE OF GRADING PERMITS, BUILDING PERMITS, AND/OR CONSTRUCTION, THE FOLLOWING SHALL BE REQUIRED:**

**Environmental - FORMER GAS STATION OR UST SITE (Underground Storage Tanks)**

a. ***CURRENT or FORMER GAS STATION OR UST SITE (Underground Storage Tanks)***

Based on site characteristics, suspected soil contamination, hydraulic hoists, or proximity to former gas station, or underground storage tanks, the following is required:

***"Soil Testing".***

ATTACHMENT NO. 4.4

- A soil testing plan conforming to *City Specification #431-92 Soil Clean-Up Standards* shall be submitted and approved by the Fire Department.
- All soils shall conform to *City Specification #431-92 Soil Clean-Up Standards*, and testing results must be submitted, and approved by the Fire Department prior to issuance of a grading or building permit.
- Reference that all soils shall be in compliance with *City Specification #431-92 Soil Clean-Up Standards* in the plan notes. **(FD)**

**“Remediation Action Plan”** If contamination is identified, provide a Fire Department approved Remediation Action Plan (RAP) based on requirements found in Huntington Beach *City Specification #431-92, Soil Cleanup Standard*. Upon remediation action plan approval, a rough grading permit may be issued. **(FD)**

- a. **Proof of OCHCA Site Closure or Corrective Action Plan.** Removal of flammable or combustible liquid underground storage tanks (UST) requires the applicant to submit one of the following to the Huntington Beach Fire Department:
- An approved Orange County Health Care Agency UST **Site Closure Letter**, or
  - Provide an Orange County Health Care Agency UST **Corrective Action Plan** and written permission for co-existence.

If OCHCA requires on-going remediation and co-existence with the proposed development is permissible, a copy of the approved Orange County Health Care Agency plan and written permission for co-existence must be submitted in order to obtain Huntington Beach Fire Department approval. Each site will be evaluated on an individual basis.

Prior to building construction, all soils shall conform to *City Specification #431-92 Soil Clean-Up Standards*, and testing results must be submitted, and approved by the Fire Department prior to issuance of a grading permit. **(FD)**

- b. **Proof of South Coast Regional Water Quality Control Board Site Closure or Corrective Action Plan.** Removal of flammable or combustible liquid underground storage tanks (UST) requires the applicant to submit one of the following to the Huntington Beach Fire Department:
- An approved South Coast Regional Water Quality Control Board UST **Site Closure Letter**, or
  - Provide a South Coast Regional Water Quality Control Board UST **Corrective Action Plan** and written permission for co-existence.

If SCRWQCB requires on-going remediation and co-existence with the proposed development is permissible, a copy of the approved SCRWQCB plan and written permission for co-existence must be submitted in order to obtain Huntington Beach Fire Department approval. Each site will be evaluated on an individual basis.

California Regional Water Quality Control Board – Santa Ana Region  
 3737 Main Street, Suite 500  
 Riverside, CA 92501-3348  
 Phone: (951) 782-4497  
 FAX: (951) 781-6288

Conformance to City Specifications **DOES NOT** relieve the developer's responsibility regarding other concerned agency notification and/or approval (South Coast Regional Water Quality Control Board, South Coast Air Quality Management District, Department of Toxic Substance Control, County of Orange Health Care Agency, etc.).

- c. **Vapor Extraction Treatment Equipment and Areas** as outlined in the Orange County Health Care Agency UST **Corrective Action Plan** shall conform to *City Specification # 431, Oil Field Gas Fired Appliances – Stationary and Portable, City Specification # 434, Gas Station Remediation Requirements*, and the *Huntington Beach Oil Code and Building Codes*. **(FD)**
- d. **Vapor Extraction Treatment Equipment and Areas**. If soil remediation equipment is required as outlined in the Orange County Health Care Agency UST **Corrective Action Plan**, all equipment shall conform to *City Specification # 431, Oil Field Gas Fired Appliances – Stationary and Portable, City Specification # 434, Gas Station Remediation Requirements*, and the *Huntington Beach Oil Code and Building Codes*. **(FD)**
- e. **Fire Code Permit for Tank Removal**. If removal of underground flammable or combustible liquid storage tanks (UST) is required, the applicant shall first obtain an approved Orange County Environmental Health Care UST permit/site plan. This approved plan must be presented in order to obtain the required Huntington Beach Fire Department *Fire Code Permit Application* to conduct installation and/or removal operations. **(FD)**

**THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:**

- a. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with HBFC Chapter 14, Fire Safety During Construction And Demolition. **(FD)**
- b. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with City Specification #426, Fire Safety Requirements for Construction Sites. **(FD)**

**OTHER:**

- a. Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly in compliance with City Specification #431-92 Soil Clean-Up Standards. **(FD)**
- b. Outside City Consultants The Fire Department review of this project and subsequent plans may require the use of City consultants. The Huntington Beach City Council approved fee schedule allows the Fire Department to recover consultant fees from the applicant, developer or other responsible party. **(FD)**

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Fire Department City Specifications may be obtained at:  
Huntington Beach Fire Department Administrative Office  
City Hall 2000 Main Street, 5<sup>th</sup> floor  
Huntington Beach, CA 92648  
or through the City's website at **[www.surfcity-hb.org](http://www.surfcity-hb.org)**

If you have any questions, please contact the Fire Prevention Division at (714) 536-5411.



## CITY OF HUNTINGTON BEACH

### PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

#### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** JULY 26, 2010

**PROJECT NAME:** OIL STORAGE TANKS DEMO

**ENTITLEMENTS:** CDP 10-011 / EA 10-007

**PLNG APPLICATION NO:** TBD

**DATE OF PLANS:** JUNE 29, 2010

**PROJECT LOCATION:** 21845 MAGNOLIA STREET (EAST SIDE OF MAGNOLIA, NORTH OF BANNING AVENUE)

**PROJECT PLANNER:** HAYDEN BECKMAN, PLANNING AIDE

**TELEPHONE/E-MAIL:** 714-374-5317 / [HBECKMAN@SURFCITY-HB.ORG](mailto:HBECKMAN@SURFCITY-HB.ORG)

**PLAN REVIEWER:** STEVE BOGART, SENIOR CIVIL ENGINEER *SB*

**TELEPHONE/E-MAIL:** 714-374-1692 / [SBOGART@SURFCITY-HB.ORG](mailto:SBOGART@SURFCITY-HB.ORG)

**PROJECT DESCRIPTION:** TO REVIEW DEMOLITION AND REMOVAL OF THREE (3) EXISTING 40 FOOT TALL BY 300 FOOT DIAMETER OIL STORAGE TANKS AND ANCILLARY TRANSFER PIPING. UPON DEMOLITION AND REMOVAL, THE SITE WILL REMAIN VACANT.

The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer or Project Planner.

#### THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A DEMOLITION PERMIT:

1. A Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05) The plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:
  - a. Limits of all concrete and asphalt removal within the proposed demolition project.

- b. Limits of all associated soil grading including earthwork quantities for soil export and any possible soil import.
  - c. An Erosion Control Plan to establish remedial measures to be taken during the demolition/grading process to comply with NPDES requirements.
2. If any mature trees are to be removed, the applicant shall provide a consulting arborist report on all existing trees. Said report shall quantify, identify, size and analyze the health of the existing trees. The report shall also recommend how the existing trees that are to remain shall be protected and how far construction/grading shall be kept from the trunk. (Resolution 4545)
3. If any mature trees are to be removed, a Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Public Works Department for review and approval by the Public Works and Planning Departments. (ZSO 232.04)
  - a. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk).
  - b. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. (ZSO 232.04D)
  - c. Standard landscape code requirements apply. (ZSO 232)
4. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. (ZSO 232.04B)
5. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. (DAMP)
6. The Consulting Arborist (approved by the City Landscape Architect) shall review the final landscape tree planting plan and approve in writing the selection and locations proposed for new trees and the protection measures and locations of existing trees to remain. Said Arborist report shall be incorporated onto the Landscape Architect's plans as construction notes and/or construction requirements. The report shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. (Resolution-4545)
7. The applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements shall be submitted to the Department of Public Works for review and acceptance. A copy of the current SWPPP shall be kept at the project site and another copy to be submitted to the City. (DAMP)
8. A Project Water Quality Management Plan (WQMP) conforming to the current Waste Discharge Requirements Permit for the County of Orange (Order No. R8-2009-0030) prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and acceptance. The WQMP shall address all surface water quality issues with the remaining site once the proposed demolition project is completed.
9. Any grading/erosion control plan shall abide by the provisions of AQMD's Rule 403 as related to fugitive dust control. (AQMD Rule 403)
10. The name and phone number of an on-site field supervisor hired by the developer shall be submitted to the Planning and Public Works Departments. In addition, clearly visible signs shall

be posted on the perimeter of the site every 250 feet indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. He/She will be responsible for ensuring compliance with the conditions herein, specifically, grading activities, truck routes, construction hours, noise, etc. Signs shall include the applicant's contact number, regarding grading and construction activities, and "1-800-CUTSMOG" in the event there are concerns regarding fugitive dust and compliance with AQMD Rule No. 403.

11. The applicant shall notify all property owners and tenants within 300 feet of the perimeter of the property of a tentative grading schedule at least 30 days prior to such grading.
12. A Grading Permit shall be issued.

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH DURING  
GRADING OPERATIONS:**

1. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
2. The applicant shall obtain a Haul Route Permit with the Department of Public Works for the export or import of material (both soil and structural). This plan shall include the approximate number of truck trips and the proposed truck haul route(s). It shall specify the hours in which transport activities can occur and methods to mitigate construction-related impacts to public property and/or adjacent residents. The haul route shall be submitted for approval to the Department of Public Works prior to obtaining the Haul Route Permit. (MC 17.05.210)
3. Water trucks will be utilized on the site and shall be available to be used throughout the day during site grading to keep the soil damp enough to prevent dust being raised by the operations. (California Stormwater BMP Handbook, Construction Wind Erosion WE-1)
4. All haul trucks shall arrive at the site no earlier than 8:00 a.m. or leave the site no later than 5:00 p.m., and shall be limited to Monday through Friday only. (MC 17.05)
5. Wet down the areas that are to be graded or that is being graded, in the late morning and after work is completed for the day. (WE-1/MC 17.05)
6. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
7. All haul trucks shall be covered or have water applied to the exposed surface prior to leaving the site to prevent dust from impacting the surrounding areas. (DAMP)
8. Prior to leaving the site, all haul trucks shall be washed off on-site on a gravel surface to prevent dirt and dust from leaving the site and impacting public streets. (DAMP)
9. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
10. Wind barriers shall be installed along the perimeter of the site. (DAMP)
11. All construction materials, wastes, grading or demolition debris and stockpiles of soils, aggregates, soil amendments, etc. shall be properly covered, stored and secured to prevent transport into surface or ground waters by wind, rain, tracking, tidal erosion or dispersion. (DAMP)



**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO FINAL INSPECTION:**

1. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at [http://www.surfcity-hb.org/files/users/public\\_works/fee\\_schedule.pdf](http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf). (ZSO 240.06/ZSO 250.16)



## CITY OF HUNTINGTON BEACH

### DEPARTMENT OF PUBLIC WORKS

#### SUGGESTED CONDITIONS OF APPROVAL

**DATE:** JULY 26, 2010

**PROJECT NAME:** OIL STORAGE TANKS DEMO

**ENTITLEMENTS:** CDP 10-011 / EA 10-007

**PLNG APPLICATION NO:** TBD

**DATE OF PLANS:** JUNE 29, 2010

**PROJECT LOCATION:** 21845 MAGNOLIA STREET (EAST SIDE OF MAGNOLIA, NORTH OF BANNING AVENUE)

**PROJECT PLANNER:** HAYDEN BECKMAN, PLANNING AIDE

**TELEPHONE/E-MAIL:** 714-374-5317 / [HBECKMAN@SURFCITY-HB.ORG](mailto:HBECKMAN@SURFCITY-HB.ORG)

**PLAN REVIEWER:** STEVE BOGART, SENIOR CIVIL ENGINEER *SB*

**TELEPHONE/E-MAIL:** 714-374-1692 / [SBOGART@SURFCITY-HB.ORG](mailto:SBOGART@SURFCITY-HB.ORG)

**PROJECT DESCRIPTION:** TO REVIEW DEMOLITION AND REMOVAL OF THREE (3) EXISTING 40 FOOT TALL BY 300 FOOT DIAMETER OIL STORAGE TANKS AND ANCILLARY TRANSFER PIPING. UPON DEMOLITION AND REMOVAL, THE SITE WILL REMAIN VACANT.

#### THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO FINAL INSPECTION OR CLOSEOUT OF THE PROJECT:

1. Any damage to the existing public improvements (curb, gutter and sidewalk) adjacent to the subject site's existing driveway approach to Magnolia Street shall be removed and replaced per City Public Works Standard Plans.
2. Any truck haul route plan as required by the project Code Requirements shall also depict locations designated for truck staging and queuing.



**CITY OF HUNTINGTON BEACH  
BUILDING AND SAFETY DEPARTMENT  
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** 07/23/2010  
**PROJECT NAME:** DEMOLITION OF FUEL OIL STORAGE AND TRANSFER FACILITY  
**ENTITLEMENTS:** COASTAL DEVELOPMENT PERMIT NO. 2010-011: ENVIRONMENTAL ASSESSMENT NO. 2010-007  
**DATE OF PLANS:** 06/29/2010  
**PROJECT LOCATION:** 21845 MAGNOLIA ST., HUNTINGTON BEACH  
**PROJECT PLANNER:** HAYDEN BECKMAN, PLANNING AIDE  
**PLAN REVIEWER:** EDWARD S. LEE, PLAN CHECKER II  
**TELEPHONE/E-MAIL:** (714) 374-1538 / ELEE@SURFCITY-HB.ORG  
**PROJECT DESCRIPTION:** TO PERMIT THE DEMOLITION AND REMOVAL OF THREE (3) EXISTING 40 FT. TALL BY 300 FT. DIAMETER OIL STORAGE TANKS AND ANCILLARY TRANSFER PIPING: UPON DEMOLITION AND REMOVAL THE SITE WILL REMAIN VACANT.

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The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated 06/29/2010. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. Electrical, plumbing, and mechanical items are not included in this review. If you have any questions regarding these comments, please contact the plan reviewer. Compliance is required prior to building permit issuance and all applicable items must meet the Huntington Beach Municipal Code (HBMC) and the California Code of Regulations (CCR or Title 24).

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**GENERAL:**

1. The codes in effect are the: 2007California Building Code ('07CBC), 2007California Plumbing Code ('07CPC), 2007California Mechanical Code ('07CMC), 2007California Electrical Code ('07CEC) and 2008California Energy Efficiency Standards as adopted by the City.
2. Comply with the city policy for the demolition permit procedures. (See attached.)



**CITY OF HUNTINGTON BEACH**  
INTER-DEPARTMENT COMMUNICATION

**C-1-11**  
PP-79

**TO:** Distribution

**FROM:** Khanh Nguyen, Permit and Plan Check Manager  
Bill Grove, Inspection Manager  
Herb Fauland, Senior Planner

**SUBJECT:** **DEMOLITION PERMIT PROCEDURES**  
(For Historical Sites, See C-1-1/PP-71)

**DATE:** 06/28/2000

In an effort to improve customer service and to protect the public, this memo describes the new procedure to be used in processing Demolition permits. This memo outlines the demolition permit process from application to inspection.

**I. APPLICATIONS AND PLAN CHECK**

- a) **PERMITS REQUIRED.** No person shall demolish any building or structure unless he/she has obtained a permit from the Department of Building and Safety. A separate permit shall be obtained for each separate building or structure.

**EXCEPTION:**

A permit is not required where the work is exempt from permit per Section 301.2.1 of the HB Municipal Code Chapter 17.02 and does not affect public safety.

- b) **APPLICATIONS. To be verified by Planning staff.**

- a) The applicant shall complete a Building Permit application. (Note: If demolition was proposed as part of an entitlement, Planning staff shall review any demolition conditions of approval located in the Zoning Administrator or Planning Commission Notice of Action).
- b) The applicant shall complete the Demolition Disclosure (DD) form (see attachment A).
- i) If the DD form is checked "YES" for all items (i.e., no asbestos), Planning staff shall fax the DD form and the Building Permit application to AQMD at FAX NO. (909) 396-3342. Planning staff shall approve the plans and Building Permit application and proceed with Step d) below.

**ATTACHMENT NO. 4.14**

- ii) If the DD form is checked "NO" for any item (i.e., asbestos is present), Planning staff shall instruct the applicant to follow the AQMD Notification procedures. Applicant shall be informed to contact AQMD at **PHONE NO. (909) 396-2336** and Planner shall provide applicant with the "Notification of Demolition or Asbestos Removal" package. The demolition permit request shall be taken in for plan check. No permits shall be issued until the applicant submits a completed AQMD Asbestos Removal Notification form and a Clearance Letter (see attachment B) from the asbestos removal contractor verifying that all asbestos was properly removed.
  - c) All Demolition Disclosure forms, AQMD Notification forms, and Clearance Letters shall be kept with the plan check file to be microfilmed.
  - d) The applicant is then referred to the Building counter for plan check submittal and/or permit issuance.
- c) **PLANS AND SPECIFICATIONS REQUIRED. To be reviewed by Building Plan Check staff.** No permit for demolition work will be issued until satisfactory plans and/or procedures have been submitted to and approved by the Department of Building and Safety.
- a) A dimensioned plot plan showing the location of structure(s) and distances from property lines shall be required.
  - b) Additional plans and procedures may be necessary to show that the demolition work will be conducted without creating a hazardous condition. Some of the features or conditions requiring additional detailed plans and procedures are:
    - 1) Walls more than 20 feet in height from story to story.
    - 2) A basement within six feet of another building.
    - 3) Footings adjacent to, and extending below, the footings of another building.
    - 4) One or more party walls.
    - 5) When, in the opinion of the Building Department, a hazardous condition exists or is created.
    - 6) Any prestressed or post-tensioned concrete structure.
    - 7) Swimming Pools.
  - c) Use \$2 per square feet to establish Valuation.
  - d) Method of demolition shall be called out on the permit application and on the plans.

The methodology for storage and handling of material and the prevention of dust shall be stated clearly.

Free-fall dumping over the exterior wall of a building will not be permitted from a height greater than 25 feet.

ATTACHMENT NO. 4.15

- e) PROTECTION DEVICES. Barricades; protection fences and protection canopies shall be provided and constructed according to the approved plans and/or permit application.

EXCEPTIONS:

- 1) For single-family dwellings, a barrier only will be required.
- 2) A protection canopy or protection fence will not be required where the adjoining public way is partially closed and properly barricaded so as to prohibit all pedestrian and vehicular traffic within the required clearance during the entire demolition operation.

## II. PERMITTING

1. TO WHOM ISSUED. Demolition permits may be obtained by any of the following:

- the owner of the structure or an agent for the owner with written authorization .
- a general contractor (Class B-1).
- a licensed wrecking contractor (Class C-21).

2. SPECIAL PERMITS/CLEARANCES. In all cases where a protection fence or canopy must be constructed in the public way or where barricading a street or portion thereof is necessary to comply with the instruction set for the herein, a permit shall be obtained from the Department of Public Works. This permit shall be obtained prior to issuance of a demolition permit.

Approval by the Department of Public Works, Engineering, shall be obtained prior to the issuance of a permit for any demolition work which removes the lateral support from a public way. Also, all work over 10,000 sf shall require release from Public Works for "Solid Waste Management and Recycling" ordinance compliance.

Permit for the removal of any underground or above ground tank used for storage of flammable liquids shall be obtained from the County Health Agency and the HB Fire Department Petro Chem Section.

## III. INSPECTION

1. CALL FOR INSPECTION. A call for inspection (714 536-5241) must be made at least 24 hours before work is to be started.
2. PROTECTIVE DEVICE INSPECTION AND SEWER CAP. All required protection devices must be in place prior to starting any work. When the sewer has been capped, it shall not be covered until an inspection has been made.

Cc Ross Cranmer, Howard Zelefsky, Dave Webb, Duane Olson  
Sam Vergara-SCAQMD

ATTACHMENT NO. 4-16

attachment A



**CITY OF HUNTINGTON BEACH**  
**PLANNING AND BUILDING DEPARTMENTS**  
**DEMOLITION DISCLOSURE FORM**

**PROJECT ADDRESS** \_\_\_\_\_

California Health and Safety Code Section 19827.5 requires applicants for demolition permits to provide the city with a copy of the required EPA asbestos notification submitted to SCAQMD (South Coast Air Quality Management District). The intent is to assure that asbestos is removed from buildings prior to demolition.

The following questions must be answered before your application for a demolition permit can be processed.

1. Have you complied with the requirements of the South Air Coast Air Quality Management District under Rule 1403? (This rule requires that you notify the SCAQMD in writing 10 working days before you begin the demolition project.)  
☐ YES                      ☐ NO - Follow SCAQMD notification procedure
2. Is the structure asbestos free? (If you are uncertain, you should contact an asbestos consultant to investigate the structure before answering this question. SCAQMD Rule 1403 requires an asbestos building survey prior to all demolitions.)  
☐ YES                      ☐ NO - Follow SCAQMD notification procedure

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PRINT NAME

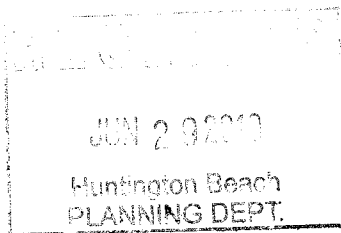
\_\_\_\_\_  
PHONE NUMBER

\_\_\_\_\_  
ADDRESS

- ☐ OWNER  
☐ CONTRACTOR  
☐ ARCHITECT  
☐ AUTHORIZED AGENT w/authorization letter



**SITE ASSESSMENT OF THE  
PLAINS ALL AMERICAN PIPELINE PROPERTY,  
HUNTINGTON BEACH, ORANGE COUNTY, CALIFORNIA**



***Prepared for:***

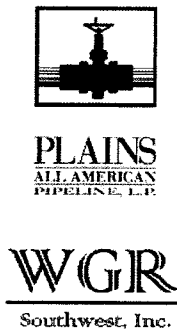
**Plains All American Pipeline, L.P.**

**Long Beach, California**

***and***

**WGR Southwest, Inc.**

**Los Alamitos, California**



***Prepared by:***

**MBC Applied Environmental Sciences**

**Costa Mesa, California**



**May 2010**

**ATTACHMENT NO. 5.1**

**SITE ASSESSMENT OF THE  
PLAINS ALL AMERICAN PIPELINE PROPERTY,  
HUNTINGTON BEACH, ORANGE COUNTY, CALIFORNIA**

***Prepared for:***

**Plains All American Pipeline, L.P.  
5900 Cherry Avenue  
Long Beach, California 90805  
and  
WGR Southwest, Inc.  
11021 Winners Circle, Suite 101  
Los Alamitos, California 90720**

***Prepared by:***

**MBC Applied Environmental Sciences  
3000 Red Hill Avenue  
Costa Mesa, California 92626**

**May 2010**